

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Montgomery

State: AL

PJ's Total HOME Allocation Received: \$20,172,663

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State:	7			
% of Funds Committed	99.92 %	95.34 %	1	93.41 %	99		98
% of Funds Disbursed	92.52 %	83.47 %	1	84.68 %	90		86
Leveraging Ratio for Rental Activities	3.61	1.76	1	4.72	34		41
% of Completed Rental Disbursements to All Rental Commitments***	94.68 %	93.35 %	4	80.76 %	50		45
% of Completed CHDO Disbursements to All CHDO Reservations***	76.72 %	68.55 %	3	68.18 %	59		58
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.42 %	80.47 %	6	80.32 %	8		11
% of 0-30% AMI Renters to All Renters***	29.65 %	46.96 %	5	45.16 %	21		24
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.30 %	95.52 %	5	95.04 %	36		37
Overall Ranking:			In State:	3 / 7	Nationally:	51	53
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$19,476	\$22,291		\$26,037	371	Units	51.20 %
Homebuyer Unit	\$18,920	\$19,733		\$14,755	333	Units	46.00 %
Homeowner-Rehab Unit	\$16,597	\$16,787		\$20,487	20	Units	2.80 %
TBRA Unit	\$0	\$4,825		\$3,225	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$58,507	\$82,871	\$16,597
State:*	\$69,853	\$77,190	\$20,302
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	0.8 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.75

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	8.3	4.8	5.0	0.0
Black/African American:	91.4	95.2	95.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.3	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	25.8	18.9	65.0	0.0
2 Persons:	31.0	23.7	15.0	0.0
3 Persons:	29.1	36.6	10.0	0.0
4 Persons:	10.8	13.5	10.0	0.0
5 Persons:	2.2	4.5	0.0	0.0
6 Persons:	1.1	2.1	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	32.4	58.9	15.0	0.0
Elderly:	11.1	2.1	65.0	0.0
Related/Single Parent:	38.5	21.0	0.0	0.0
Related/Two Parent:	10.5	15.0	5.0	0.0
Other:	7.5	3.0	15.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	8.6	0.3 [#]
HOME TBRA:	0.0	
Other:	2.2	
No Assistance:	89.2	

of Section 504 Compliant Units / Completed Units Since 2001 82

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery

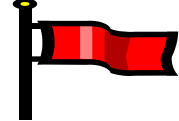
State: AL

Group Rank: 51
(Percentile)

State Rank: 3 / 7 PJs

Overall Rank: 53
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	94.68	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	76.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.42	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	97.3	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.24	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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